



HISTORIC LANDMARK COMMISSION MEETING MINUTES

REVISED

**1st FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, 300 N. CAMPBELL**

MARCH 24, 2014

4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 1st Floor, City Hall Building, March 24, 4:00 p.m.

The following commissioners were present:

Vice-Chairman Edgar Lopez
Commissioner Beatriz Lucero
Commissioner Ricardo Fernandez
Commissioner William C. Helm II
Commissioner John L. Moses

The following commissioners were not present:

Chairman David Berchermann
Commissioner Randy Brock
Commissioner Cesar Gomez

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic Development
Ms. Kristen Hamilton, Assistant City Attorney, Legal

CALL TO ORDER

Vice-Chairman Lopez called the meeting to order at 4:09 p.m., quorum present.

CHANGES TO THE AGENDA

None.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

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II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP14-00004:** Lots 20 and 21, Block 8, Manhattan Heights, City of El Paso, El Paso County, Texas
- Location: 2817 Wheeling
Historic District: Manhattan Heights
Property Owner: Virginia Guerrero
Representative: Virginia Guerrero
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1915
Historic Status: Contributing
Request: Certificate of Appropriateness for the partial enclosure of the front porch, after the fact.
- Application Filed: 2/11/14
45 Day Expiration: 3/28/14

STAFF RECOMMENDATION:

The Historic Preservation Office recommends **DENIAL** of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Enclosure of a porch is not appropriate.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

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Ms. Velázquez gave a presentation and noted the property owner sought approval for a Certificate of Appropriateness for the partial enclosure of the front porch, after the fact. Without permits or approvals, the property owner built an addition by enclosing a portion of the porch. Ms. Velázquez stated the proposal was presented to commissioners at the January 7, 2013 Historic Landmark Commission meeting whereby commissioners unanimously *denied* the request. Subsequently, the property owner appealed the Commission's decision to the City Council on April 30, 2013 whereby the City Council upheld the Commission's decision and *denied* the appeal.

At the March 10, 2014 meeting the property owner asked commissioners to reconsider the application (per Title 20 – Zoning, Section 20.20.080.G.5. of the El Paso Municipal Code). At that meeting Commissioner Lopez reviewed the floor plan and suggested:

1. The property owner remodel the dining area into a spare bedroom then bring the porch enclosure wall back to the main façade wall to allow some space; and
2. Install a window where the new wall would be located.

After that meeting, Ms. Velázquez and the property owner met and discussed:

1. The property owner would like to excavate the basement and construct two bedrooms; and
2. The property owner would like to keep some of the added space created from the front porch enclosure construction.
3. The property owner would like the wall to be constructed of wood and painted to match the color of the main façade.

Ms. Velázquez noted the property owner will have to move the front wall back so that it is in line with the main wall. Ms. Velázquez clarified the structure's exterior was not stucco but painted brick. Additionally, when submitting plans for permit(s), the property owner will be required to submit detailed floor, elevation, and site plans.

Comment from the public (email)

An email sent to Ms. Velázquez from a member of the Manhattan Heights Neighborhood Association ~~purports~~ supports the use of Hardie board for the front porch enclosure as long as the Hardie board lines run horizontal to match the brick.

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Commissioner Lucero confirmed staff was recommending denial of the proposed scope of work.

Ms. Velázquez responded the guidelines do state enclosing a porch is not appropriate; however, in this case, what is being proposed is a very good compromise. The enclosure will not abut the front of the porch.

Vice-Chairman Lopez proposed commissioners approve the request with the following modifications:

1. The wall will extend the length of the porch, with Hardie board;
2. The Hardie board material will run horizontal to match the brick;
3. The Hardie board material will be painted white to match the existing color; and
4. On the side of the structure, the property owner will paint the existing wood material to match the existing.

Ms. Velázquez responded yes; additionally, commissioners may request the property owner install additional windows on the side, for example.

Vice-Chairman Lopez felt additional windows were not necessary. He was not opposed to the Hardie board placed horizontally and painted white to match the existing structure.

Regarding remodeling the basement, Ms. Velázquez noted the property owner is required to submit building plans to Building Permits & Inspections staff for review prior to issuance of any permits as there will be structural issues. Should this remodeling project change the exterior of the structure, those plans will be presented to commissioners for review and/or approval as well.

Commissioner Moses wondered what material(s) were removed prior to the construction of the porch enclosure.

Ms. Velázquez noted the wood frame and the double doors were removed. Ms. Velázquez showed photos and drawings of the porch, prior to and after, the construction.

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To clarify, Vice-Chairman Lopez proposed commissioners approve the request with the following modifications:

1. Align the wall with the existing main façade wall behind the porch;
2. Said wall will be constructed of Hardie plank or siding;
3. Hardie plank will have a horizontal layout;
4. For the side of the structure, remove the plywood; and
5. Paint new construction to match the existing.

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioner Lucero AND CARRIED TO APPROVE THE REQUEST WITH THE FOLLOWING MODIFICATIONS:

1. *Align the wall with the existing wall behind the porch;*
2. *Said wall will be constructed of Hardie plank or siding;*
3. *Hardie plank will have a horizontal layout;*
4. *For the side of the structure, remove the plywood; and*
5. *Paint new construction to match the existing.*

AYES: Vice-Chairman Lopez and Commissioners Lucero, Fernandez, and Helm

NAY: Commissioner Moses

Motion passed. (4-1)

2. **PHAP14-00006:** Being 2 Radford Terrace Lot 22 (7366.12 Sq. Ft.),
City of El Paso, El Paso County, Texas
- Location: 4601 King Arthur Court
- Historic District: Austin Terrace
- Property Owner: Martha Yee
- Representative: David Holguin
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1996
- Historic Status: Non-Contributing
- Request: Certificate of Appropriateness for the enclosure of a pergola at the rear façade.
- Application Filed: 3/10/14
- 45 Day Expiration: 4/24/14

STAFF RECOMMENDATION:

The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION*** of the proposed scope of work based on the following recommendations:

City Development Department – Economic Development
P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-1567

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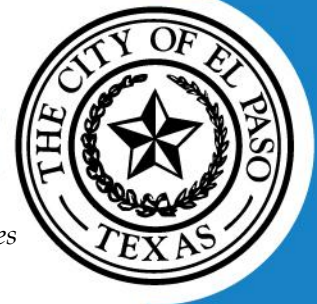
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The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Site features that may exist on a property are swimming pools, pergolas, terraces and gardens and every effort should be made to retain those features that remain.*
- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New work should be compatible with the character of the setting in terms of size, scale design, material, color, and texture.*
- *Designing new work to be compatible in materials, size, scale, and texture.*
- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

****THE MODIFICATION IS THAT A NEW MATERIAL BE CONSIDERED FOR THE SIDING THAT IS MORE COMPATIBLE WITH MATERIALS FOUND IN THE AREA AND THE DISTRICT.***

Ms. Velázquez gave a presentation and noted the property owner sought approval for a Certificate of Appropriateness for the enclosure of the pergola at the rear façade. She noted the property, a corner lot, is located in the northern portion of the Austin Terrace Historic District; furthermore, the property is somewhat elevated and surrounded by a large rock wall. The purpose of the existing pergola is shade covering for the swimming pool.

The proposed structure will consist of surrounding walls, no windows, with two garage doors on opposite facades and a small entrance leading to the rear of the home. The property owner is requesting to use siding for the walls of the proposed pergola. Ms. Velázquez showed commissioners samples of the proposed siding material.

Per the elevation photos Ms. Velázquez noted, the existing pergola structure is somewhat visible from the public right-of-way, above the rock wall. Corner lots are especially difficult because so much of the property and structure(s) are visible.

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Vice-Chairman Lopez noted the existing structure is not really a pergola.

Ms. Velázquez defined the pergola as *“a wooden structure covering a pool, not attached to the house.”*

Vice-Chairman Lopez asked Ms. Velázquez how long has the pergola been in existence.

Ms. Velázquez replied, not long. She explained that, unfortunately, Building Permits & Inspections staff issued permits for construction not realizing the property was located in a historic district.

Vice-Chairman Lopez clarified commissioners have two construction material options for the walls: aluminum siding or Hardie board. Due to the lack of trusses, it was the Vice-Chairman’s opinion, that the existing structure was not meant to be a pergola.

Commissioner Moses asked Ms. Velázquez if all the homes in the neighborhood were built in 1996.

Ms. Velázquez explained many of the *homes in the northern portion of the historic district* were not built when the Austin Terrace Historic District was designated in 1992. These property owners requested their properties be included in the historic district in order to control development within this particular section. Ms. Velázquez explained removing properties from a historic district is very difficult and time consuming. She stated that, whether a property is designated contributing or non-contributing, must comply with the guidelines.

Commissioner Moses felt this was not a historic property issue but more like constructing a garage at the rear of the property. He felt that the proposed plans were of a garage rather than the enclosure of a pergola.

Vice-Chairman Lopez clarified the proposed structure would have a pitched roof with parapet and brick; however, the existing home has a flat roof without a parapet, no eaves and no windows.

Ms. Velázquez noted the roof is somewhat sloped. It’s an enclosure for the pool.

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Mr. David Holguin, representing the property owner, explained the property owner is his neighbor. The property owner constructed approximately one year ago; however, now he would like to construct this enclosure with the materials he has selected. The property owner is requesting a metal roof with siding all around. Mr. Holguin explained it was difficult for him to bring this proposed structure in character, especially in character with the home. Mr. Holguin recommended having brick columns.

Commissioner Moses questioned why the proposed structure did not have any windows. For clarification, he asked if the pool was an 'in ground' pool.

Mr. Moreno responded that is what the property owner requested. The structure is located in a very windy area, especially at such a high elevation; therefore, the property owner installed garage doors to keep out dirt and dust and for ventilation purposes. The finished floor is approximately 12 feet above street level and yes, the pool is 'in ground.'

Vice-Chairman Lopez clarified commissioners are reviewing plans, not for a pergola, but for *an enclosure for the swimming pool*.

Commissioner Lucero asked Mr. Holguin what construction materials he would recommend for the enclosure.

Mr. Holguin responded the property owner is requesting Hardie board siding with a metal roof. It is hard to give this a look because of the way it was built. Constructing a parapet would not be in keeping with the character of neighborhood or the home; additionally, the home has overhangs and shingles.

Commissioner Moses was concerned the proposed structure would set a precedent for the neighborhood.

Vice-Chairman Lopez had further concerns with the look of the proposed structure especially the roof, the walls, the slope, the pitch because nothing looks at all like the home. The purpose of the proposal is to convert the structure into an enclosure before anyone has a chance to say otherwise.

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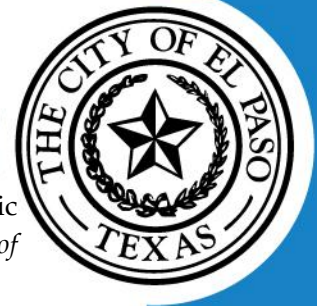
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Mr. Holguin noted these *suburban homes*, within the Austin Terrace Historic District, do not comply with the guidelines. He explained the *sense of arrival to the historic district* begins at Radford High School

Commissioner Moses noted staff is recommending some other type of material for the structure.

Mr. Holguin thought the property owner would be receptive to commissioner's recommendations.

Vice-Chairman Lopez had concerns with the entire existing structure. He suggested creating accents in the corner, columns for example, constructed of the same type material as the home, in brick.

Mr. Holguin concurred.

Vice-Chairman Lopez explained the *suburban home* property owners requested their properties be included within the historic district boundaries. It would be foolish for commissioners to approve this request as submitted today. Vice-Chairman Lopez advised designing a structure that would resemble the home more closely, especially in the corners with perhaps some brick columns.

Ms. Velázquez suggested commissioners postpone the request to the next meeting to allow Mr. Holguin time to create another design.

Mr. Holguin felt the property owner would not object to constructing columns in each of the corners. He would rather have staff review it, to save time.

Vice-Chairman Lopez felt it appropriate to postpone this request to the next meeting. He would like to see something that would tie the proposed structure to the home such as adding some brick on the street level perhaps.

Commissioner Lucero asked Ms. Velázquez if she would suggest some colors.

Mr. Holguin responded the exterior of the home is red brick, the sides of the proposed enclosure will be white.

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Ms. Velázquez asked commissioners if they had additional suggestions or comments.

Vice-Chairman Lopez asked Mr. Holguin what type of garage doors was the property owner considering.

Mr. Holguin responded standard garage doors. To reiterate, Mr. Holguin will design brick around the corners and the openings, as seen from the street sides (two streets). If the property owner wants to continue with this proposed design, he would continue all the way around. Additionally, Mr. Holguin recommended addressing the issues from the rear and side street.

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioners Lucero and Moses AND UNANIMOUSLY CARRIED TO POSTPONE THE REQUEST TO THE NEXT HLC MEETING.

3. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. March 24, 2014 deadline for HLC members to request for agenda items to be scheduled for the April 7, 2014 meeting. April 7, 2014 deadline for HLC members to request for agenda items to be scheduled for the April 21, 2014 meeting.

No comments from commissioners.

HLC Staff Report

4. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda.

Vice-Chairman Lopez asked commissioners if they had any comments and/or questions for staff. *There were none.*

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Moses AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

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Other Business

5. Approval of Regular Meeting Minutes for March 10, 2014

Vice-Chairman Lopez asked commissioners if they had any additions, corrections, and/or revisions for staff. *There were none.*

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR MARCH 10, 2014.

MOTION:

Motion made by Vice-Chairman Lopez AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:39 P.M.

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